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## **CHAPTER 1176**

### **M-1-A MEDIUM INDUSTRIAL MANUFACTURING DISTRICT**

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#### **1176.01 PURPOSE.**

The purpose of the M-I-a District is to encourage the development of manufacturing, wholesale business establishments and research activities which are clean, quiet and free of significant amounts of hazardous or objectionable elements such as noise, odor, dust, smoke, gas, vibration, glare, carcinogens, explosive, toxic or radioactive materials; operate freely within enclosed structures and generate little industrial traffic. This district is further designed to act as a transitional use between heavy - manufacturing uses and other less intensive business and manufacturing uses.

#### **1176.02 PRINCIPAL PERMITTED USES.**

- (a) Agriculture, but excluding animal or poultry husbandry, and provided that any lot in such use shall not be less than five (5) acres.
- (b) Churches and other places of religious worship.
- (c) Building materials, sales yards, and lumber yards including mill work.
- (d) Car washing facilities.
- (e) Commercial printing businesses.
- (f) Private clubs, fraternities, sororities or lodges, excluding those that are customarily conducted as a gainful business.
- (g) Painting, plumbing or tinsmithing shop, printing shop, tire sales and service, upholstering shop, not involving furniture manufacturing, and any other general service or repair establishment of similar character.
- (h) Assembly and manufacturing of household appliances, electronic products, and similar products, electrical and gas appliances, or the processing and assembling or parts for production of finished equipment.
- (i) Electrical equipment and electronic products, materials, parts, instruments, and devices of all types.
- (j) Establishments engaged in publishing newspapers, books, and periodicals, regardless of whether or not they do their own printing.
- (k) Fabricating ferrous and nonferrous metal products such as metal cans, tinware, handtools, cutlery, general hardware.
- (l) Laboratories, research and development, or testing, provided no operation shall be

conducted or equipment used which would create hazardous, noxious or offensive conditions.

- (m) Light manufacturing of products made from materials such as woods, metals, plastics, textiles, minerals, and similar materials.
- (n) Manufacture of clothing and related products by cutting and sewing purchased woven or knit textile fabrics and related materials.
- (o) Manufacture of computer equipment and related consumer electrical components.
- (p) Manufacture of foods and beverages for human consumption; to include bottling and canning.
- (q) Manufacture of general electrical equipment, lighting, wiring, radio and televisions receiving equipment, and similar electrical components.
- (r) Manufacture of household appliances.
- (s) Manufacture of household products to include jewelry, silverware, and plated ware; musical instruments and similar goods.
- (t) Manufacture of industrial and commercial machinery and equipment.
- (u) Manufacture of instruments for measuring, testing, analyzing, and controlling, and their associated sensors and accessories.
- (v) Manufacture of paper and converted products such as paper bags, paper boxes, and envelopes.
- (w) Manufacture of paper and related products from pulp and cellulose fibers.
- (x) Manufacturing, fabricating, or processing medicinal chemicals and pharmaceutical products.
- (y) Other similar industrial and manufacturing plants where the process of manufacturing or the treatment of materials is such that no significant amount of dust, odor, gas, smoke, noise or vibration is emitted.
- (z) Petroleum storage; bulk stations and terminals.
- (aa) Pottery, china, and glass using previously processed materials.
- (bb) Preparation of fiber and manufacturing of yarn, thread, braids, twine, and cordage.
- (cc) Products from previously prepared materials: metal, tobacco, and wood where saw and planing mills are employed within a completely enclosed building.

- (dd) Sheet metal products including automotive heating, ventilating, and air conditioning equipment, and other similar products.
- (ee) Warehousing and storage, with or without local trucking.
- (ff) Welding shops and/or machine shops provided that no building used for such purposes shall have any opening other than stationary windows and required fire exits on the side of such building which faces and is adjacent to a residential district or existing residential property.
- (gg) Accessory buildings or uses customarily incidental to the above uses.

**1176.03 CONDITIONALLY PERMITTED USES.**

- (a) Wireless telecommunications towers (Refer to **Section 1185.13**).

**1176.04 ACCESSORY USES.**

Uses and structures customarily accessory and incidental to any of the foregoing permitted uses, including administrative offices, garages, and maintenance and storage building, not involving the conduct of business, except that no accessory use or structure shall be located within any required yard, except for signs in accordance with **Title Nine**.

**1176.05 REQUIRED CONDITIONS.**

- (a) Enclosed Buildings. All businesses, services or processing under **Section 1176.02** shall be conducted wholly within a completely enclosed building, except for the sale of automotive fuel, lubricants and fluids at service stations, loading and unloading operations, parking and the outdoor display or storage of vehicles.
- (b) Emissions. No use that causes excessive emission of particulates, dust, smoke, toxic, noxious or odorous matter or fumes, noise, vibration, glare, heat, air pollution, water pollution, fire or explosive hazard shall be permitted. Every effort shall be made to keep any emission or nuisance causing condition to the minimum attainable by the use of standard accepted technology.
- (c) Site Restrictions. The site shall at no time be used for the outside storage, disposal, handling or transfer of any scrap, obsolete vehicles or any waste materials generated off-site. Waste generated on-site in the manufacturing process shall be removed as soon as possible and under no circumstances stored beyond thirty days unless contracted for removal as a recyclable product. Any outdoor storage areas shall be surrounded by some type of visual barrier (wall, treeline, etc.) that blends in with the existing landscaping and design. At no time shall material in these areas be stored or stacked so that it can be seen above the visual barrier.
- (d) Building Restrictions. All buildings shall be of a homogenous design, color and landscaping consistent with modern building practices and the surrounding area.
- (e) Visual Barrier. Any portion of a site used for purposes permitted in **Section 1176.02**

that is adjacent to existing residential property, or a residential district shall be landscaped and maintained by hilling and planting of rapid growing evergreen trees capable of maturing into an effective visual barrier.

- (f) Night Operation. No building customarily used for night operation shall have any openings other than stationary windows and required fire exits on the side of such building that faces and is adjacent to a residential district or an existing residential property, nor shall any loading spaces, for such use, be located on the side of such building facing and adjacent to a residential district or an existing residential property.

#### **1176.06 HEIGHT AND AREA REGULATIONS.**

Height and area regulations shall be in accordance with those set forth in Chapter 1181.

- (a) Exceptions and Modifications. Except as specifically provided herein , the exceptions and modifications as provided in **Chapter 1181** shall not apply in this district.
  - (1) Where forty percent (40%) or more of a block front is improved with buildings, then no part of any new building shall project beyond a line joining the two adjacent corners of the building on either side thereof, or where there is a building on only one side, beyond a line projected from the corresponding adjacent corners of the two nearest buildings on that side, except that no building shall be required to provide a front yard greater than fifty feet (50').
  - (2) Interior lots having frontage on two streets shall provide the required front yard on both streets.
  - (3) The side yard along the side street side of a corner lot shall not be less than any front yard required on the side street, except that the buildable width of the corner lot shall not be reduced to less than twenty-four feet. This restriction shall not apply in a case where there is no interior lot fronting on the side street.
  - (4) On corner lots there shall be placed no shrub, tree, sign, hill, mound or other object in a manner that would significantly impair or obstruct the view of motorists or pedestrians from traffic approaching the intersection from another direction.
  - (5) All required yards shall be planted attractively with natural lawns, live ground cover, trees, shrubs and similar treatment and shall be maintained in a sightly and well kept condition.

#### **1176.07 OFF-STREET PARKING AND LOADING REGULATIONS.**

- (a) Off-street parking and loading spaces shall be provided in accordance with the requirement as set forth in **Chapter 1183**. If the minimum requirements as specified will not be sufficient to provide adequate parking or loading spaces, additional space shall be provided on the lot in order to accommodate all vehicles to be used in

connection with the business or. industry.

- (b) No parking of any vehicle will be permitted within any required yard.

**1176.08 SIGNS.**

All signs shall be in accordance with the provisions of **Title Nine**.